



**Salisbury Road, Southall, UB2 5QF**  
**Guide Price £335,000**

**DBK**  
ESTATE AGENTS





## Salisbury Road, Southall, UB2 5QF

### Guide Price £335,000

Located close to Southall Station, this modern second floor apartment is the largest two bedroom in the development and offered with No Onward Chain presenting an excellent opportunity for first-time buyers and investors.

The apartment features two well-sized bedrooms, including a master bedroom with a stylish en-suite shower room. The open plan kitchen and reception room offers a bright and versatile living space, ideal for both relaxing and entertaining. The kitchen is fitted with integrated appliances and contemporary units, while the living area opens out to a private balcony, perfect for outdoor enjoyment. A chic family bathroom serves the second bedroom and guests.

Additional features include ample storage throughout, a long lease of approximately 988 years, and an allocated parking space. The building benefits from lift access to all floors, a secure entry system, and well-maintained communal gardens which include a dedicated children's play area.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.



## Key Features

- No Onward Chain
- Second Floor Apartment
- Two Bedrooms - Master with Ensuite
- Open Plan Kitchen/ Reception Room
- Kitchen with Integrated Appliances
  - Chic Family Bathroom
- Private Balcony + Ample Storage
  - 988 Years Lease
  - Allocated Parking Space
- Lift Access + Secure Entry System + Communal Gardens with Children's Play Area



### Lease

988 years remaining

### Service Charge

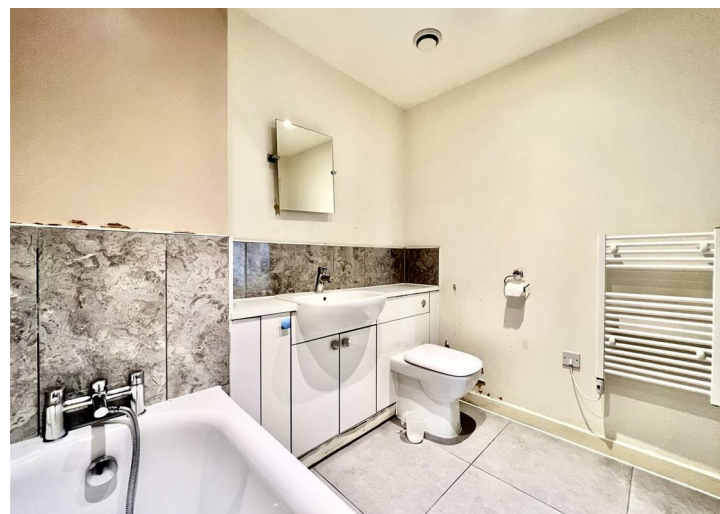
Approx. £3,000 per annum

### Ground Rent

£375 per annum

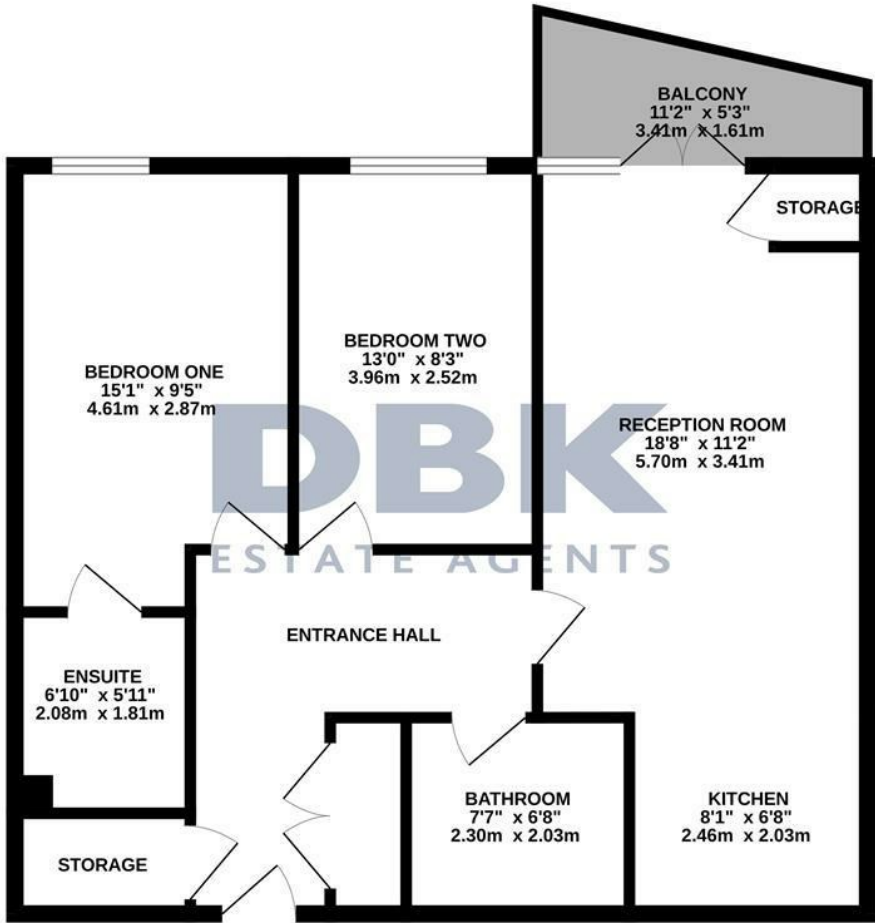
### Parking

One Allocated Space





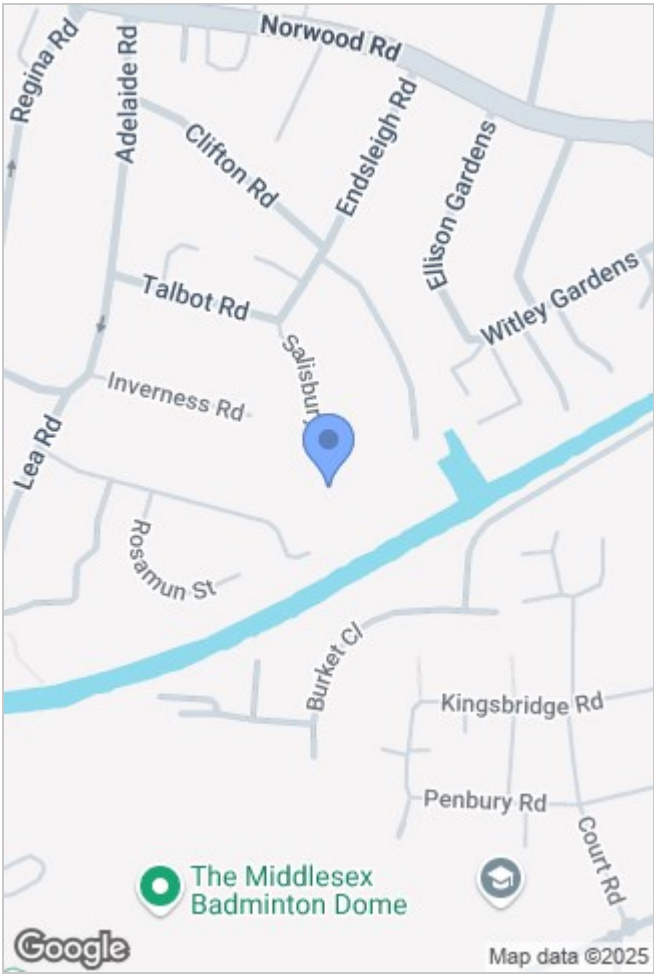
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com